

Situs : 374 W ELM ST

Parcel ID: 054-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

HENRY DEVON C
358 W ELM ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 40
Alternate ID 33ELM
Vol / Pg 51623/144
District
Zoning R1C
Class Residential

Property Notes



054-024 03/20/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 18,800			17,860

Total Acres: .6612
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	112,900	112,900	0	108,100
Building	459,100	721,500	0	451,900
Total	572,000	834,400	0	560,000

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/13/20	JR	Field Review	Other
04/19/18	CP	Field Review	Other
11/06/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/17/05	43580	53,000	BLDG Strip & Reroof	0
12/22/04	43301	37,330	BLDG Demo 2nd Flr, R	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/10/19	341,000	Land + Bldg	Undivided Interest	51623/144	Quit Claim	HENRY DEVON C
01/11/16	1	Land + Bldg	Transfer Of Convenience	46478/235	Quit Claim	MA HONEY TAMI
08/06/12	187,000	Land + Bldg	Sale After Foreclosure	41754/326		
01/09/12		Land + Bldg	Sale After Foreclosure	40834/283		
08/05/11	175,111	Land + Bldg	Repossession	40195/53		
05/28/04	560,000	Land + Bldg	Valid Sale	28324/299		

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Dwelling Information

Style	Colonial	Year Built	1879
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	4
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

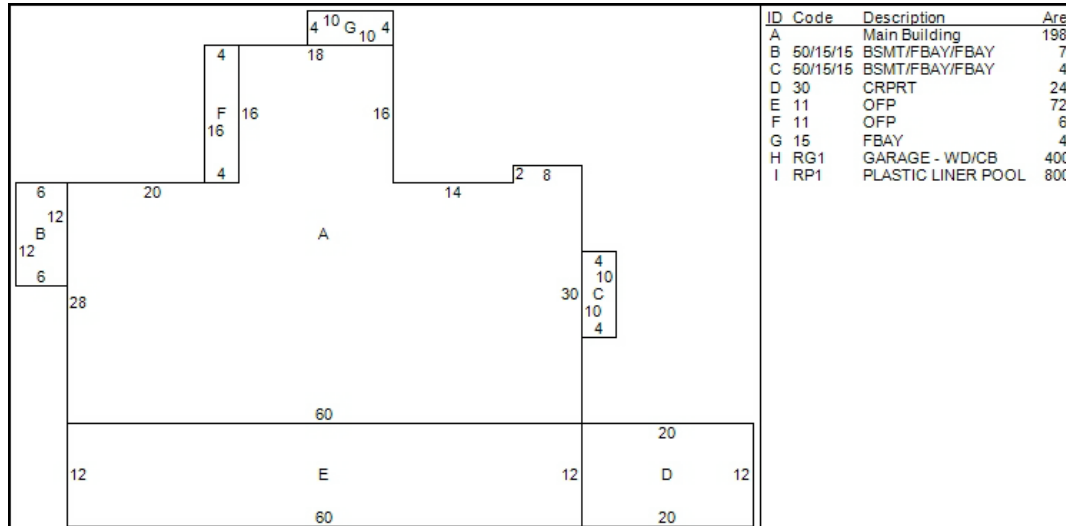
Grade & Depreciation

Grade	B	Market Adj	
Condition	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	880,328	% Good	67
Plumbing	47,123	% Good Override	
Basement	40,296	Functional	
Heating	24,000	Economic	
Attic	0	% Complete	
Other Features	11,258	C&D Factor	
		Adj Factor	1
Subtotal	1,003,010	Additions	33,570
Ground Floor Area	1,984		
Total Living Area	5,224	Dwelling Value	705,590

Building Notes



ID Code	Description	Area
A	Main Building	1984
B	50/15/15 BSMT/FBAY/FBAY	72
C	50/15/15 BSMT/FBAY/FBAY	40
D	30 CRPRT	240
E	11 OFP	720
F	11 OFP	64
G	15 FBAY	40
H	RG1 GARAGE - WD/CB	400*
I	RP1 PLASTIC LINER POOL	800*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1932	C	A	7,050
Pool-Plin	1 x 800		800	1	1968	B	A	8,840

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	15	15		8,310	5		11			1,270
2	50	15	15		5,230	6			15		2,610
3			30		2,010						
4			11		14,140						